

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING – May 20, 2009

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, May 20, 2009, at the Township Municipal Building, Rte 715, Brodheadsville, PA by Larry Smith.

Present: Dick Rodenbach, Chris Eckert, Nick Caprioli, Dave Gordon, Matt Connell, Larry Smith, Dave Johnson, Atty. Tim McManus, Engineer Chris McDermott, Township Manager David Albright and Office Manager Cathy Martinelli.

Absent: None.

The **Pledge of Allegiance** to the Flag was led by Dick Rodenbach.

Minutes. On motion made by Dick Rodenbach, seconded by Nick Caprioli it was voted to approve the minutes of April 15, 2009 meeting, as distributed. (7-0)

Submittals:

Joshmor, Inc. (Minor Subdivision) Frank J. Smith, Jr. Engineer McDermott recommended this plan for acceptance. On motion made by Chris Eckert, seconded by Matt Connell it was voted to accept this plan for review. (7-0) (Plan date 5/5/09) (90-day review ends 8/20/09)

Plan Review:

Hottenstein, Ester Estate (Minor Subdivision) Frank J. Smith, Jr. It was asked via phone to table this plan tonight. On motion made by Dave Gordon, seconded by Chris Eckert it was voted to table this plan. (7-0) (Plan date 10/17/06) (Received 10/31/06) (Accepted 11/15/06) (**open ended waiver 1/26/07**) (Rev. 1/8/07) (SEO: planning module ready for approval)

Altemose, Hilda & William. (Minor & Lot Line Adjust) George Fetch. It was asked via phone to table this plan tonight. On motion made by Dave Gordon, seconded by Chris Eckert it was voted to table this plan. (7-0) (**waiver until 8/18/09**)

Applegate Land Development (Prelim Land Dev) RJD Engineering. It was asked via phone to table this plan tonight. On motion made by Dave Gordon, seconded by Chris Eckert it was voted to table this plan. (7-0) (Plan date 6/7/99) (Accepted 10/17/07) (**open ended waiver 12/20/07**) (Rev. 2/8/08, 11/20/08) (SEO: testing complete no planning required. The plot plan should reflect an accurate to scale sizing of the absorption beds to insure that all isolation distances maybe maintained. Soil probes and perc tests should be accurately located).

Liquid Fence Facility (Land Development Plan) Borton-Lawson. It was asked via phone to table this plan tonight. On motion made by Dave Gordon, seconded by Chris Eckert it was voted to table this plan tonight. (7-0) (Plan date 6/30/08) (Accepted 7/16/08) (**open ended waiver 10/8/08**) (SEO: planning module ready for approval)

Regency Plaza. (Final Plan) Keystone Engineers. It was asked via phone to table this plan tonight. On motion made by Dave Gordon, seconded by Chris Eckert it was voted to table this plan tonight. (7-0) (Plan date 3/2/09) (Accepted 3/18/09) (**90-day review ends 6/18/09**)

Keer Veterinary Hospital. (Land Dev Plan) Berks Surveying & Engineering. Engineer McDermott's comment letter dated 5/15/09 was reviewed. Several issues were discussed such as the proposed area for a dog run, buffer yards and the removal of future buildings as shown on the plan. A lengthy discussion ensued on the sidewalk issue. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to recommend sidewalks be included on the plan, pending a final decision by the Board of Supervisors. (7-0) on motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan tonight. (7-0) (Plan 3/31/09) (Accepted 4/15/09) (**90-day review ends 7/15/09**)

Sketch Plan.

Tractor Supply. Atty. Joseph Hanyon was present on behalf of this plan. This is a proposed subdivision across from Merwine Law Offices on Rte 209. Several issues were discussed such as road ingress and egress, cul-de-sac, and sidewalks.

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be Signed. None.

Other Business.

Need Comments on Ordinance Amendment Chapter 98. This amendment is for Chapter 98-43, Guarantee of Improvements Installation Required at paragraph A. shall be amended by deleting a portion of the fifth line beginning with "unless, if a developer chooses.." and also deleting the last five complete lines through the end of the paragraph. The resulting paragraph will end at the phrase "and specifications of the chapter." A brief discussion ensued and on motion made by Chris Eckert, seconded by Dave Johnson it was voted to recommend approval of this change to the Board of Supervisors. (7-0)

Public Comment. None.

Adjournment. There being no further business, on motion made by Chris Eckert, seconded by Dave Johnson it was voted to adjourn at 8:24 p.m. (7-0)

Respectfully submitted,

Cathy A. Martinelli
Recording Secretary